

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT / INITIAL STUDY
INITIAL STUDY AND FINDING OF CONFORMITY / MEIR NO. 10130**

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan

DATE RECEIVED FOR FILING:

DEC 18 2007

FRESNO COUNTY CLERK
By: *Stacey Warwick*
DEPUTY

Applicant:

City of Fresno, Planning and Development
Department
2600 Fresno Street, 3rd Floor
Fresno, California 93721

Initial Study Prepared By:

Bruce Barnes, Project Manager
December 18, 2007

Environmental Assessment Number:

Rezone Application No. R-07-76

Project Location (including APN):

North side of West Olive Avenue between North Grantland and North Polk Avenues.

APN's: 312-101-02s, 03s, 04s, 09, 16, 17, 28s, 29, 32s, 33, 35s, 38; 312-030-05, 06, 07, 08, 11, 19, 20, 23s, 35, 48s, 49s, 54s, 55s, 64, 65s, 68, 69, 70s, 71s, 72s, 73s, 74s, 75s, 76s, 77s, 88T, 89, 90T, 91; 312-350-28s, 30s, 31s, 32s, 33s, 34s, 43s.

Project Description:

The City of Fresno has filed Rezone Application No. R-07-76 pertaining to 48 parcels of land totaling 169.13 acres of property generally located north of West Olive Avenue between North Grantland and North Polk Avenues. The application proposes to rezone from the R-R (*Rural Residential, county*) zone district to the R-A/UGM (*Single Family Residential-Agriculture/Urban Growth Management*), 10 parcels (21.81 acres); R-P/UGM (*Residential and Professional Office/Urban Growth Management*) 3 parcels (8.56 acres); and R-1/UGM (*Single Family Residential/Urban Growth Management*), 35 parcels (138.76 acres); zone districts. The 48 properties are within the jurisdiction of the West Area Community Plan and the 2025 Fresno General Plan which designate the properties for low density residential (21.81 acres), medium density residential (120.16 acres), commercial office (8.56 acres), public facilities/elementary school (2.95 acres) and open space/ponding basin (15.65 acres). **Rezone Application No. R-07-76 would bring the subject properties into conformance with the planned land use designation of low density residential, medium density residential, commercial office, public facilities/elementary school and open space/ponding basin shown for the site on the West Area Community Plan and 2025 Fresno General Plan.** The surrounding area is planned and/or developed with low and medium density residential land uses. The City of Fresno is the applicant on the proposed rezoning. The project also includes the detachment of the subject properties from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCo) is the responsible agency.

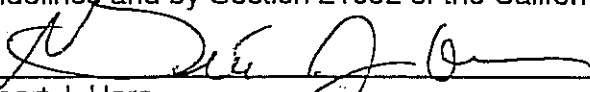
Conformance to Master Environmental Impact Report (MEIR NO. 10130):

The recently adopted 2025 Fresno General Plan and West Area Community Plan designate the subject properties for low density residential (21.81 acres) and medium density residential (120.16 acres), commercial office (8.56 acres), public facilities/elementary school (2.95 acres) and open space/ponding basin (15.65 acres). The proposed R-A/UGM (*Single Family Residential-Agriculture/Urban Growth Management*), R-P/UGM (*Residential and Professional Office/Urban Growth Management*) and R-1/UGM (*Single Family Residential/Urban Growth Management*) zone districts conform to the respective

The Planning and Development Department staff has prepared an initial study and environmental checklist and evaluated the proposed rezone application in accordance with the land use and environmental policies and provisions of the 2025 Fresno General Plan and the related Master Environmental Impact Report (MEIR) No. 10130. The subject properties are currently developed with single-family residences with a few parcels being vacant but may be further developed at an intensity and scale that is permitted by the planned land use designations and proposed zone district classifications for the parcels. Thus, the rezone application will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designations. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject properties. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project, as identified in the MEIR pursuant to Section 21157(b)(2) of the Public Resources Code and CEQA Guidelines Section 15177, falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, pursuant to the 2025 Fresno General Plan and West Area Community Plan land use designation, include impacts associated with the low density residential, medium density residential, commercial office, public facilities/elementary school and open space/ponding basin planned land use designations specified for the subject properties. Based on this initial study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in MEIR No. 10130 because its land use designation and permissible densities and intensities are set forth in Figure I-1 of MEIR No. 10130; (2) The proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR (as indicated on the attached Environmental Assessment Checklist) for the following reasons. The city's investigation of the parcels and the project have revealed that there are no unique topographic, soil, or geological conditions on the properties that will be impacted by this project, that there are no aspects of this project that will result in impacts to air quality, water supply or quality, plant life or animal life beyond those analyzed in the MEIR. The properties total 169.13 acres located north of West Olive Avenue between North Grantland and North Polk Avenues within an area planned for urban development. There is no evidence that the properties contain any habitats for wildlife, unique, rare, or endangered plants or animals, or historic buildings, or historic resources. The project is consistent with the 2025 Fresno General Plan and West Area Community Plan land use designation for the properties. As such, the MEIR's mitigation measures related to air quality, water, noise, light and glare, transportation and circulation, and urban services have been applied to this project. There is no evidence that the properties are subject to flooding, contain any hazardous materials, or that the project will generate or release hazardous substances beyond those already analyzed by the MEIR, or result in an adverse change in course of flow of flood waters. Finally, this project is located in an area planned for urban development. As such, there is no evidence that this project will have any visual impacts on any scenic vistas or views. Thus, the scope of the work and impacts to the properties and surrounding area were fully analyzed under the MEIR. As a result, (3) no new additional mitigation measures are required because the proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR, as explained above. Therefore, the project proposal is within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines.

Moreover, as lead agency for this project, the Planning and Development Department, per Section 15177 (d) of the CEQA Guidelines, has determined that all feasible mitigation measures from MEIR No. 10130 shall apply to the project proposal as noted in the **attached mitigation monitoring checklist**. Public notice has been provided regarding staff's finding in a manner prescribed by this section of the Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).



Gilbert J. Haro
Planning Manager, City of Fresno

12-18-07

Date

Attachments: Environmental Checklist/Initial Study for Environmental Assessment No.
R-07-76
Mitigation Monitoring Checklist (MEIR No. 10130) for Environmental Assessment No.
R-07-76

ENVIRONMENTAL ASSESSMENT (EA) CHECKLIST
POTENTIAL ENVIRONMENTAL EFFECTS
EA NO. R-07-76

1.0	<u>TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS</u>	11.0	<u>URBAN SERVICES</u>
<u>1</u>	1.1 Geologic hazards, unstable soil conditions	<u>1</u>	11.1 Availability of fire protection
<u>1</u>	1.2 Adverse change in topography or ground surface relief	<u>1</u>	11.2 Lack of emergency vehicle access
<u>1</u>	1.3 Destruction of unique geologic or physical features	<u>1</u>	11.3 Adequacy of design for crime prevention
<u>1</u>	1.4 Increased water erosion	<u>1</u>	11.4 Overcrowding of school facilities
		<u>1</u>	11.5 Availability of water mains of adequate size
2.0	<u>AIR QUALITY</u>	<u>1</u>	11.6 Availability of sewer lines of adequate capacity
<u>1</u>	2.1 Substantial indirect source of pollution	<u>1</u>	11.7 Availability of storm water drainage facilities (on or off site)
<u>1</u>	2.2 Direct on-site pollution generation	<u>1</u>	11.8 Availability of adequate park and recreation areas
<u>1</u>	2.3 Generation of objectionable odors	<u>1</u>	11.9 Unusually high solid waste generation
<u>1</u>	2.4 Generation of dust except during construction		
<u>1</u>	2.5 Adverse local climatic changes	12.0	<u>HAZARDS</u>
		<u>1</u>	12.1 Risk of explosion or release of hazardous substances
3.0	<u>WATER</u>	<u>1</u>	12.2 Site subject to flooding
<u>1</u>	3.1 Insufficient ground water available for long-term project use	<u>1</u>	12.3 Adverse change in course of flow of flood waters
<u>1</u>	3.2 Use of large quantities of ground water	<u>1</u>	12.4 Potential hazards from aircraft accidents
<u>1</u>	3.3 Wasteful use of ground water	<u>1</u>	12.5 Potential hazards from landfill and/or toxic waste sites
<u>1</u>	3.4 Pollution of surface or ground water supplies		
<u>1</u>	3.5 Reduction in ground water recharge	13.0	<u>AESTHETICS</u>
		<u>1</u>	13.1 Obstruction to public or scenic vista or view
4.0	<u>PLANT LIFE</u>	<u>1</u>	13.2 Creation of aesthetically offensive conditions
<u>1</u>	4.1 Reduction of the numbers of any unique, rare or endangered species	<u>1</u>	13.3 Removal of street trees or other valuable vegetation
<u>1</u>	4.2 Reduction in acreage of agricultural crop	<u>1</u>	13.4 Architectural incompatibility with surrounding area
<u>1</u>	4.3 Premature or unnecessary conversion of prime agricultural land		
		14.0	<u>HISTORICAL / ARCHAEOLOGICAL</u>
5.0	<u>ANIMAL LIFE</u>	<u>1</u>	14.1 Removal of historic building, disruption of archaeological site
<u>1</u>	5.1 Reduction in the numbers of any rare, unique or endangered species	<u>1</u>	14.2 Construction or activity incompatible with adjacent historic site
<u>1</u>	5.2 Deterioration or displacement of valuable wildlife habitat		
		15.0	<u>ENERGY</u>
6.0	<u>HUMAN HEALTH</u>	<u>1</u>	15.1 Use of substantial amounts of energy or fuel
		<u>1</u>	15.2 Substantial increase in demand upon existing sources of energy
7.0	<u>NOISE</u>	<u>1</u>	15.3 Wasteful use of energy
<u>1</u>	7.1 Increases in existing noise levels		
<u>1</u>	7.2 Exposure to high noise levels		
8.0	<u>LIGHT AND GLARE</u>		
<u>1</u>	8.1 Production of glare which will adversely affect residential areas		
<u>1</u>	8.2 Exposure of residences to high levels of glare		
9.0	<u>LAND USE</u>		
<u>1</u>	9.1 Incompatibility with adopted plans and policies		
<u>1</u>	9.2 Acceleration of growth rate		
<u>1</u>	9.3 Induces unplanned growth		
<u>1</u>	9.4 Adverse change in existing or planned area characteristics		
10.0	<u>TRANSPORTATION AND CIRCULATION</u>		
<u>1</u>	10.1 Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system		
<u>1</u>	10.2 Cumulative increase in traffic on a major street for which capacity deficiencies are projected		
<u>1</u>	10.3 Specific traffic hazard to motorists, bicyclists, pedestrians		
<u>1</u>	10.4 Routing of non-residential traffic through residential area		
<u>1</u>	10.5 Insufficient or poorly located parking		
<u>1</u>	10.6 Substantial increase in rail and/or air traffic		

EXPLANATION OF RATINGS

- “0” Insufficient Information**
Insufficient information is available to determine the potential environmental effects which may result from the proposed project in this category.
- “1” No significant Environmental Effect**
The proposed project will not have an adverse environmental effect in this category, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the particular project under consideration.
- “2” Moderate Environmental Effect**
The proposed project will have an adverse environmental effect in this category, which is of sufficient magnitude to be of specific concern. However, this effect is not substantial enough in itself to require the preparation of an Environmental Impact Report, and is mitigable through project changes and conditions.
- “3” Significant Adverse Environmental Effect**
The environmental effect identified in this category substantiates in itself or contributes towards a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN**

Project/EA No. R-07-76

Date: December 14 , 2007

Mitigation Monitoring Checklist

Following is the mitigation monitoring checklist from MEIR No. 10130 as applied to the above noted Project Environmental Assessment as required by City Council Resolution No. 2002-378 and Exhibit "E", thereof, adopted on November 19, 2002, certifying the MEIR for the 2025 Fresno General Plan Update.

NOTE: Letters B-Q in mitigation measures refer to the respective section of Chapter V of MEIR No. 10130

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
B-1. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an Average Daily Traffic (ADT) level of service (LOS) D or better in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X				X	
B-2. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS E in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.					X	
B-3. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.					X	

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<p>B-4. For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <p>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</p> <p>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X					
<p>B-5. Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X					
<p>B-6. New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.</p>	Prior to approval or prior to funding of major street project.	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X					
<p>B-7. Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.</p>	Ongoing	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X		X			

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<p>C-1. In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs.</p> <p>a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals.</p> <p>b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements.</p> <p>c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations.</p> <p>d. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.</p>	Ongoing	Planning and Development Department				X	X	
<p>C-2. The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as:</p> <p>a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions.</p> <p>b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit.</p> <p>c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible.</p> <p>d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.</p>	Ongoing	Fresno Area Express	X				X	
<p>C-3. The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.</p>	Ongoing	Various city departments	X					
<p>D-1. The City shall monitor impacts of land use changes and development project proposals on metropolitan water supply facilities and the groundwater aquifer.</p>	Ongoing	Dept of Public Utilities and Planning and Development Dept	X					

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Department of Public Utilities and Planning and Development Department			X		X	
D-3. The City shall implement the Fresno Metropolitan Water Resources Management Plan and update this plan as necessary to ensure the cost-effectiveness use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities					X	
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban storm water pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department			X		X	
D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods.	Ongoing	Planning and Development Department						X
D-6. The city shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Construction in this area from being damaged by the intensity of flooding in the riverbottom; and, b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and, c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Planning and Development Department						X
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Planning and Development Department						X
D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management of all sources of water available to the planning area which is periodically updated to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development.	Ongoing	Department of Public Utilities					X	
D-9. If the City is unable to renew its 60,000-acre foot USBR water supply contract due to the city's Charter meter prohibition, replacement water supplies and/or conservation measures of equal benefit shall be secured.	Ongoing	Department of Public Utilities					X	
D-10. The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities					X	

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E-1. The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.	Ongoing	Planning and Development Department					X	
E-2. To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.	Ongoing	Planning and Development Department					X	
E-3. The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	Ongoing	Planning and Development Department	X					
E-4. Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered: a. Including a buffer zone of sufficient width between proposed residences and the agricultural use. b. Restricting the intensity of residential uses adjacent to agricultural lands. c. Informing residents about possible exposure to agricultural chemicals. d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences. e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.	Ongoing	Planning and Development Department	X					
F-1. The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.	Ongoing	Dept. of Public Utilities and Planning and Development Department	X			X	X	
F-2. The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.	Ongoing	Dept. of Public Utilities					X	
F-2-a. The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.	Ongoing	Dept. of Public Utilities					X	

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F-3. The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Dept. of Public Utilities	X				X	
F-4. The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.	Ongoing/prior to approval of land use entitlement application	Dept. of Public Utilities and Planning and Development Department	X					
F-5. The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Dept. of Public Utilities	X					
G-1. Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.						X
H-1. Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.	Ongoing/prior to construction	Parks and Recreation Dept./Planning and Development Dept.	X				X	
I-1. Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X
I-2. Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall including siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X

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Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
I-3. Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net less of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-4. Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-5. Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-6. All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.	X					
J-1. If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures: a. Amending construction plans to avoid the resources. b. Setting aside sites containing these resources by deeding them into permanent conservation easements. c. Capping or covering these resources with a protective layer of soil before building on the sites. d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them. e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.	X					

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN**

Project/EA No. R-07-76

Date: December 14 , 2007

Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
J-2. An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologists' recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	Ongoing/prior to submittal of land use entitlement application	Planning and Development Dept.	X					
J-3. If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Planning and Development Dept./ Historic Preservation Commission staff	X					
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff	X					
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.	X				X	
K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. <ul style="list-style-type: none"> • Site Planning. See Chapter V for more details. • Barriers. See Chapter V for more details. • Building Designs. See Chapter V for more details. 	Ongoing/upon submittal of land use entitlement application	Planning and Development Dept.	X				X	
K-3. The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.	Ongoing/prior to building permit issuance	Planning and Development Dept.	X				X	
L-1. Any construction that occurs as a result of a project shall conform with current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.	Ongoing	Planning and Development Dept.					X	

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN**

Project/EA No. R-07-76

Date: December 14 , 2007

Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
N-1. The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.	Ongoing	Planning and Development Dept.					X	
Q-1. The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.	Ongoing	Planning and Development Dept.					X	

K:\Master Files - Tract Maps\Tract 5638 Arnoldo Rodriguez R-05-112, C-05-291\T-5638-MEIR CHECKLIST.doc

NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF FRESNO
Planning and Development Dept.
2600 Fresno St., Rm 3043
Fresno, CA 93721-3604

DATE RECEIVED FOR FILING:
FILED

MAR 08 2007

X County Clerk
County of Fresno
2221 Kern Street
Fresno, CA 93721

FRESNO COUNTY CLERK
By *Jean E. [Signature]* DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code for
City of Fresno Environmental Assessment No. R-05-096/T-5632
for Rezone No. R-05-096 and Vesting Tentative Tract Map 5632/UGM

Project Title	City of Fresno Planning and Development Department Sandra Brock, Planner	559-621-8041
N/A	Lead Agency Contact Person	Area Code/Telephone
State Clearinghouse Number (If subject to Clearinghouse)		

Rezone No. R-05-096 and Vesting Tentative Tract Map 5632/UGM pertain to 19± acres (two parcels), 6763 West McKinley Avenue (APN 312-030-58) and 6821-6829 West McKinley Avenue (APN 312-030-59), located on the south side of West McKinley Avenue between North Grantland Avenue and the North Bryan Avenue alignment, in Section 33, Township 13 South, Range 19 East, Mount Diablo Base & Meridian, in the unincorporated portion of the City of Fresno's Sphere of Influence in the County of Fresno

Project Location (include County)

Project Description: Rezone No. R-05-096 rezones this property from RR (Rural Residential, County of Fresno zone district) to R-1/UGM (Single Family Residential District/Urban Growth Management Area, City of Fresno zone district) consistent with the medium-density land use designation and policies of the 2025 Fresno General Plan and West Area Community Plan. Vesting Tentative Tract Map 5632/UGM subdivides this property into up to 88 single family residential lots with a 0.78-acre remainder for residential use, and provides for the construction of housing and related tract infrastructure including West McKinley Avenue frontage improvements, on- and off-site installation of water and sewer utility facilities, and traffic signal improvements of major street intersections on West McKinley Avenue east of the project vicinity. The overall project includes annexation of the subject property to the City of Fresno, and detachment of this land from the Kings River Conservation District and the North Central Fire Protection District, prior to issuance of construction permits or approval of a Final Tract Map (annexation is under the jurisdiction of the Fresno County Local Agency Formation Commission).

This is to advise that the Council of the City of Fresno, the Lead Agency, has approved the above-described project on March 6, 2007 and has made the following determinations regarding this project:

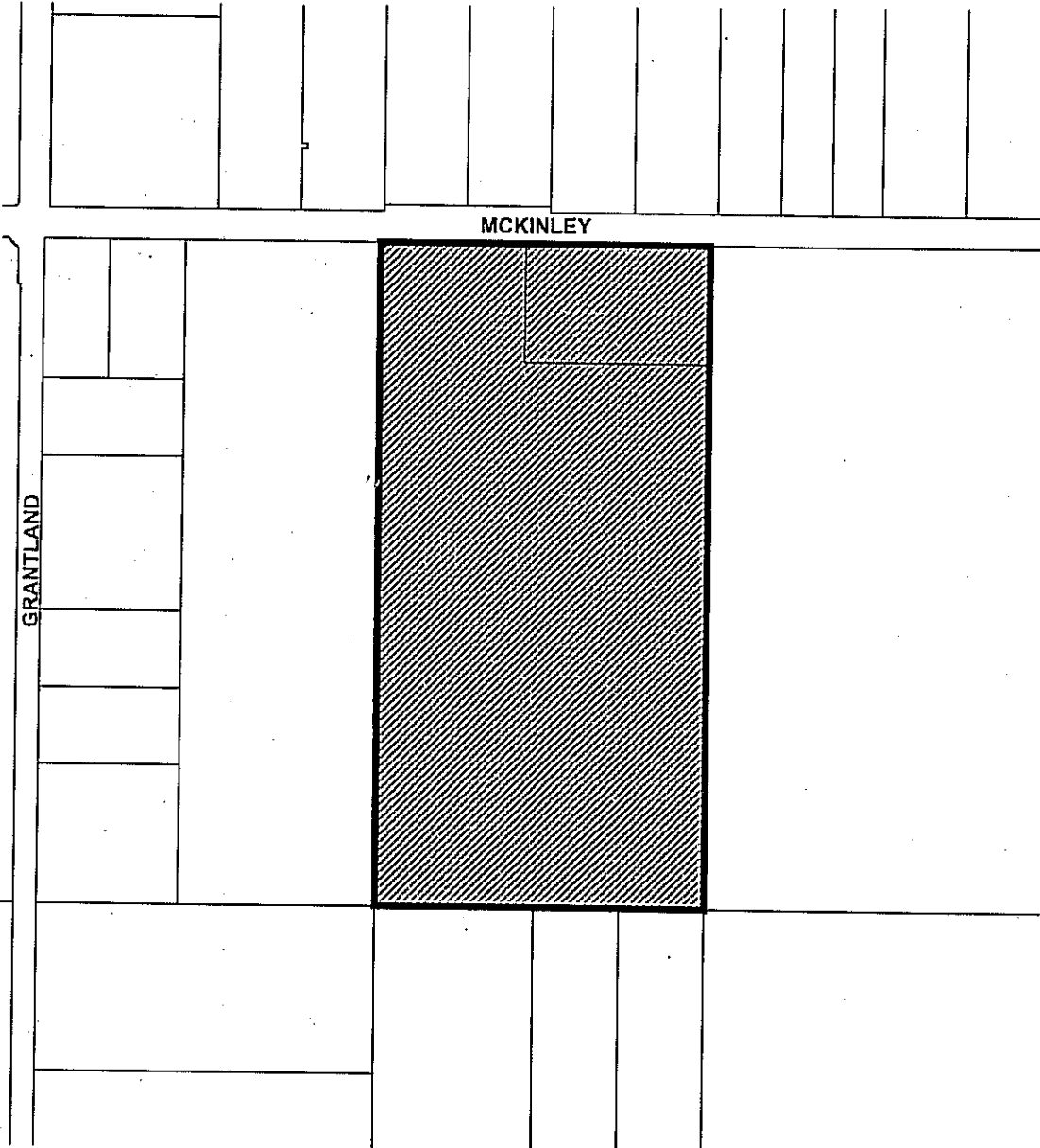
1. The project ([] will [X] will not) have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
[X] A determination of project conformity to the 2025 Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. 10130 / SCH No. 2001071097) was made.
3. Mitigation measures ([X] were [] were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations ([] was [X] was not) adopted for this project.
5. Findings ([] were [X] were not) made pursuant to the provisions of CEQA.

This is to certify that the above-described Finding of Conformity with comments and responses and record of project approval is available to the general public at the City of Fresno Planning & Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

Darrell Unruh
Darrell Unruh
Planning Manager, City of Fresno

3/08/07
Date

Attachments: Project Vicinity Map
Environmental Assessment No. R-05-096/T-5632 Finding of Conformity with MEIR 10130 /
SCH No. 2001071097 prepared for the 2025 Fresno General Plan, and MEIR mitigation checklist



LEGEND



Subject Property

VICINITY MAP

VESTING TENTATIVE MAP OF TRACT NO. 5632/UGM

REZONE APPLICATION NO. R-05-096
From RR (County) to R-1/UGM

South of McKinley Av., West of Bryan Av.

**PLANNING & DEVELOPMENT
DEPARTMENT**



NOT TO SCALE

A.P.N.: 312-030-58.59

ZONE MAP: 2243

BY/DATE: J.S. / 2-24-06

**CITY OF FRESNO ENVIRONMENTAL ASSESSMENT
FINDING OF CONFORMITY / MEIR NO. 10130**

RECEIVED

DATE RECEIVED FOR FILING:
2006 OCT 26 PM 4:15
CITY CLERK, FRESNO CA

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act) the project described below is determined to be within the scope of Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan. Initial study is on file in the Planning and Development Department, City Hall, 2600 Fresno Street, Fresno, California 93721 (559) 621-8277

Applicants:

New Urban Strategies, LLC (subdivider)
1241 Lerma Lane, Gilroy, CA 95020

Andrew and Mary H. Benitez (owners)
6763 West McKinley Ave.
Fresno, CA 93722

Wallace B. and Janice E. Ihde,
Trustees (owners)
6829 West McKinley Ave.
Fresno, CA 93722

Initial Study Prepared By:

Sandra Brock, Planner

October 26, 2006

Environmental Assessment Number:

R-05-096/T-5632

Project Location (including Assessor's Parcel Numbers):

6763 West McKinley Avenue (APN 312-030-58, 17.05 acres),
and
6821-6829 West McKinley Avenue (APN 312-030-59, 1.88 acre),
both located on the south side of West McKinley Avenue
between North Hays and North Grantland Avenues

Project Description:

Rezone Application No. R-05-096 proposes to rezone the subject 19.52 acres, located at on the south side of West McKinley Avenue between North Hayes Avenue and North Grantland Avenues, from RR (*Rural Residential*, Fresno County zoning) to R-1/UGM (*Single Family Residential District/Urban Growth Management Area*) consistent with the property's medium density residential land use designation according to the 2025 Fresno General Plan and West Area Community Plan.

Vesting Tentative Tract Map Application No. T-5632/UGM proposes to subdivide the subject property into up to 88 single-family residential lots with a 0.78-acre remainder for residential use, and to install related urban service infrastructure.

This proposed project is in the unincorporated portion of the City of Fresno's Sphere of Influence and requires annexation to the City of Fresno, and detachment from the North Central Fire Protection District and the Kings River Conservation District, prior to development, actions that are under the jurisdiction of the Fresno County Local Agency Formation Commission.

Conformance to Master Environmental Impact Report (MEIR NO. 10130):

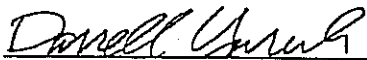
The Planning and Development Department staff has prepared an initial study and environmental checklist and evaluated the requested vesting tentative tract map in accordance with the land use and environmental policies and provisions of the 2025 Fresno General Plan and the related Master Environmental Impact Report (MEIR) No. 10130. The subject property is proposed to be rezoned for single-family development and developed with housing and related infrastructure at an intensity and scale that is permitted by the planned land use of the site.

The 2025 Fresno General Plan and the West Area Community Plan designate this property for medium density residential uses (allowing a range of 4.99 to 10.37 dwelling units per acre). The proposed rezone and vesting tentative tract map will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted planned land use designations. After dedication of right-of-way for the abutting major street (West McKinley Avenue), and after subtraction of the remainder acreage, the remaining 17.9± net acres of the subject property will be subdivided for residential use at a density of 4.91 dwelling units per acre. Per Fresno Municipal Code Section 12-403-B-2.b(1), in effect at the time this vesting tentative tract map was accepted for processing, this density may be held consistent with the site's assigned medium density land use designation.

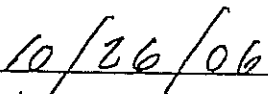
With imposition of tract map conditions regarding infrastructure construction, it is not expected that development of the property will adversely impact existing city service systems or the traffic circulation system that serves the subject site. These findings have been verified by the Public Works and Public Utilities Departments. All applicable mitigation measures of MEIR No. 10130 have been applied to the project necessary to ensure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15178(a).

Per Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, per the 2025 Fresno General Plan land use designations, include impacts associated with the medium density residential use designation specified for the subject property. The project does not change the land use approved for the subject property, and will not generate additional significant effects not previously identified by the MEIR and no new additional mitigation measures are required. Therefore, the project proposal is within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines.

Moreover, as lead agency for this project, the Planning and Development Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from MEIR No. 10130 shall apply to the project proposal as noted in the attached mitigation monitoring checklist. Public notice is being provided regarding staff's finding in a manner prescribed by this section of the Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).



Darrell Unruh
Planning Manager, City of Fresno



Date

ENVIRONMENTAL ASSESSMENT CHECKLIST

EA No. R-05-096/T-5632

Potential Environmental Effects

1.0	<u>TOPOGRAPHIC, SOIL, GEOLOGIC</u>	12.0	<u>HAZARDS</u>
<u>1</u>	1.1 Geologic hazards, unstable soil conditions	<u>1</u>	12.1 Risk of explosion or release of hazardous substances
<u>1</u>	1.2 Adverse change in topography or ground surface relief	<u>1</u>	12.2 Site subject to flooding
<u>1</u>	1.3 Destruction of unique geologic or physical features	<u>1</u>	12.3 Adverse change in course of flow of flood waters
<u>1</u>	1.4 Increased water erosion	<u>1</u>	12.4 Potential hazards from aircraft accidents
	2.0 <u>AIR QUALITY</u>	<u>1</u>	12.5 Potential hazards from landfill and/or toxic waste sites
<u>1</u>	2.1 Generates substantial indirect source pollution		13.0 <u>AESTHETICS</u>
<u>1</u>	2.2 Direct on-site pollution generation	<u>1</u>	13.1 Obstructs public/ scenic vista or view
<u>1</u>	2.3 Generation of objectionable odors	<u>1</u>	13.2 Creates aesthetically offensive conditions
<u>1</u>	2.4 Generation of dust except during construction	<u>1</u>	13.3 Removes street trees or other valuable vegetation
<u>1</u>	2.5 Adverse local climatic changes	<u>1</u>	13.4 Architecturally incompatible with surrounding area
	3.0 <u>WATER</u>		14.0 <u>CULTURAL/PALEONTOLOGICAL</u>
<u>1</u>	3.1 Insufficient groundwater for long-term project use	<u>1</u>	14.1 Removal of historic building, or disruption of archaeological site
<u>1</u>	3.2 Uses large quantities of ground water	<u>1</u>	14.2 Construction or use activity incompatible with adjacent historic site
<u>1</u>	3.3 Wasteful use of water		15.0 <u>ENERGY</u>
<u>1</u>	3.4 Pollution of surface water or groundwater supplies	<u>1</u>	15.1 Uses substantial amounts of fuel or energy
<u>1</u>	3.5 Reduces groundwater recharge	<u>1</u>	15.2 Substantial increase in demand upon existing sources of energy
	4.0 <u>PLANT LIFE</u>	<u>1</u>	15.3 Wasteful use of energy
<u>1</u>	4.1 Reduces numbers of any rare/unique/ endangered species		
<u>1</u>	4.2 Reduction in acreage of agricultural crop		
<u>1</u>	4.3 Premature or unnecessary conversion of prime agricultural land		
	5.0 <u>ANIMAL LIFE</u>		
<u>1</u>	5.1 Reduces numbers of any rare/unique/ endangered species		
<u>1</u>	5.2 Deterioration/displacement of valuable habitat		
<u>1</u>	6.0 <u>HUMAN HEALTH/SAFETY</u> --Potential for causing injury//illnesses		
	7.0 <u>NOISE</u>		
<u>1</u>	7.1 Increases existing noise levels		
<u>1</u>	7.2 Increases exposure to high noise levels		
	8.0 <u>LIGHT AND GLARE</u>		
<u>1</u>	8.1 Production of glare, which will adversely affect residential areas		
<u>1</u>	8.2 Exposure of residences to high levels of glare		
	9.0 <u>LAND USE</u>		
<u>1</u>	9.1 Incompatible with adopted plans and policies		
<u>1</u>	9.2 Accelerates growth rate		
<u>1</u>	9.3 Induces unplanned growth		
<u>1</u>	9.4 Causes adverse change in existing or planned area characteristics		
	10.0 <u>TRANSPORTATION AND CIRCULATION</u>		
<u>1</u>	10.1 Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system		
<u>2</u>	10.2 Cumulative increase in traffic on a major street for which capacity deficiencies are projected		
<u>1</u>	10.3 Specific traffic hazard to motorists, bicyclists, or pedestrians		
<u>1</u>	10.4 Routes non-residential traffic through residential area		
<u>1</u>	10.5 Insufficient or poorly located parking		
<u>1</u>	10.6 Substantial increase in rail and/or air traffic		
	11.0 <u>URBAN SERVICES</u>		
<u>2</u>	11.1 Availability of fire protection		
<u>1</u>	11.2 Lack of emergency vehicle access		
<u>1</u>	11.3 Adequacy of design for crime prevention		
<u>1</u>	11.4 Overcrowding of school facilities		
<u>1</u>	11.5 Availability of water mains of adequate size		
<u>1</u>	11.6 Availability of sewer line and treatment capacity		
<u>1</u>	11.7 Availability of storm water drainage facilities (on or off-site)		
<u>1</u>	11.8 Availability of adequate park and recreation areas		
<u>1</u>	11.9 Unusually high solid waste generation		

Explanation of Ratings

"0" Insufficient Information

Insufficient information is available for this category and project to determine the potential environmental effects which may result from the proposed project.

"1" No Significant Environmental Effect

In this category, the proposed project will not have an adverse environmental effect, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the project under consideration.

"2" Moderate Environmental Effect

In this category, the proposed project could have an adverse environmental effect which is of sufficient magnitude to be of some concern. However, this effect is not substantial enough in itself to require preparation of an Environmental Impact Report, and is mitigable through project changes and conditions.

"3" Significantly Adverse Environmental Effect

The environmental effect identified in this category substantiates in itself, or contributes toward, a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

**MITIGATION MEASURE CHECKLIST FOR
MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
PREPARED FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. R-05-096/T-5632

Date: October 26, 2006

Following is the mitigation monitoring checklist from MEIR No. 10130 as applied to the above noted Project Environmental Assessment as required by City Council Resolution No. 2002-378 and Exhibit "E", thereof, adopted on November 19, 2002, certifying the MEIR for the 2025 Fresno General Plan Update.

KEY
A – Incorporated into Project D – Responsible Agency Contacted
B – Mitigated E – Part of City-Wide Program
C – Mitigation in Progress F – Not Applicable

NOTE: Letters B-Q in mitigation measures refer to the respective section of Chapter V of MEIR No. 10130

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
B-1. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an Average Daily Traffic (ADT) level of service (LOS) D or better in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.				X		
B-2. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS E in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		X
B-3. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.				X		X

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
PREPARED FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. R-05-096/T-5632

Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>B-4. For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <p>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</p> <p>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		
<p>B-5. Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		
<p>B-6. New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.</p>	Prior to approval or prior to funding of major street project.	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		
<p>B-7. Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.</p>	Ongoing	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X				X	

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
PREPARED FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. R-05-096/T-5632

Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
C-1. In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs. a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals. b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements. c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations. d. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.	Ongoing	Planning and Development Department	X			X	X	
C-2. The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as: a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions. b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit. c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible. d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.	Ongoing	Fresno Area Express				X	X	
C-3. The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.	Ongoing	Various city departments				X	X	
D-1. The City shall monitor impacts of land use changes and development project proposals on metropolitan water supply facilities and the groundwater aquifer.	Ongoing	Dept of Public Utilities and Planning and Development Dept				X	X	

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
PREPARED FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. R-05-096/T-5632

Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Department of Public Utilities and Planning and Development Department	X				X	
D-3. The City shall implement the Fresno Metropolitan Water Resources Management Plan and update this plan as necessary to ensure the cost-effectiveness use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities	X				X	
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban storm water pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department	X			X	X	
D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods.	Ongoing	Planning and Development Department						X
D-6. The city shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Construction in this area from being damaged by the intensity of flooding in the riverbottom; and, b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and, c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Planning and Development Department						X
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Planning and Development Department						X
D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management of all sources of water available to the planning area which is periodically updated to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development.	Ongoing	Department of Public Utilities					X	
D-9. If the City is unable to renew its 60,000-acre foot USBR water supply contract due to the city's Charter meter prohibition, replacement water supplies and/or conservation measures of equal benefit shall be secured.	Ongoing	Department of Public Utilities			X		X	
D-10. The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities			X		X	

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
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Project/EA No. R-05-096/T-5632

Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
E-1. The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.	Ongoing	Planning and Development Department	X				X	
E-2. To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.	Ongoing	Planning and Development Department	X				X	
E-3. The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	Ongoing	Planning and Development Department	X				X	
E-4. Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered: a. Including a buffer zone of sufficient width between proposed residences and the agricultural use. b. Restricting the intensity of residential uses adjacent to agricultural lands. c. Informing residents about possible exposure to agricultural chemicals. d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences. e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.	Ongoing	Planning and Development Department	X					X
F-1. The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.	Ongoing	Dept. of Public Utilities and Planning and Development Department	X			X	X	
F-2. The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.	Ongoing	Dept. of Public Utilities					X	
F-2-a. The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.	Ongoing	Dept. of Public Utilities					X	

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
PREPARED FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. R-05-096/T-5632

Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
F-3. The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Dept. of Public Utilities				X	X	
F-4. The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.	Ongoing/prior to approval of land use entitlement application	Dept. of Public Utilities and Planning and Development Department	X			X	X	
F-5. The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Dept. of Public Utilities	X			X	X	
G-1. Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.					X	
H-1. Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.	Ongoing/prior to construction	Parks and Recreation Dept./Planning and Development Dept.	X					X
I-1. Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X
I-2. Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall including siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
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Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
I-3. Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net loss of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-4. Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-5. Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-6. All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
J-1. If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures: a. Amending construction plans to avoid the resources. b. Setting aside sites containing these resources by deeding them into permanent conservation easements. c. Capping or covering these resources with a protective layer of soil before building on the sites. d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them. e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.	X				X	

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
PREPARED FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. R-05-096/T-5632

Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
J-2. An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologists' recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	Ongoing/prior to submittal of land use entitlement application	Planning and Development Dept.	X				X	
J-3. If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Planning and Development Dept./ Historic Preservation Commission staff	X				X	
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff					X	
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.					X	
K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. <ul style="list-style-type: none"> • Site Planning. See Chapter V for more details. • Barriers. See Chapter V for more details. • Building Designs. See Chapter V for more details. 	Ongoing/upon submittal of land use entitlement application	Planning and Development Dept.	X				X	
K-3. The City shall continue to enforce the California Administrative Code, Title 24 Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.	Ongoing/prior to building permit issuance	Planning and Development Dept.					X	
L-1. Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.	Ongoing	Planning and Development Dept.	X				X	

**MITIGATION MEASURE CHECKLIST FOR MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
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Project/EA No. R-05-096/T-5632

Date: October 26, 2006

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
N-1. The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.	Ongoing	Planning and Development Dept.	X			X	X	
Q-1. The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.	Ongoing	Planning and Development Dept.					X	X

NOTICE OF DETERMINATION

E200710000116

DATE RECEIVED FOR FILING:

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814FROM: CITY OF FRESNO
Planning and Development Dept.
2600 Fresno St., Rm 3043
Fresno, CA 93721-3604**FILED**

MAR 08 2007

 County Clerk
County of Fresno
2221 Kern Street
Fresno, CA 93721By *[Signature]*
FRESNO COUNTY CLERK
DEPUTY**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code for
City of Fresno Environmental Assessment No. R-05-104/T-5633
for Rezone No. R-05-104 and Vesting Tentative Tract Map 5633/UGM**Project TitleCity of Fresno
Planning and Development Department
Sandra Brock, Planner

559-621-8041

N/A

State Clearinghouse Number
(if subject to Clearinghouse)Lead Agency Contact PersonArea Code/Telephone

Rezone No. R-05-104 and Vesting Tentative Tract Map 5633/UGM pertain to three parcels of land totaling approximately 106.3 acres, 6689 West McKinley Avenue (APN 312-030-87), 6612 West Olive Avenue (APN 312-030-24), and 6328 West Olive Avenue (APN 312-030-39), located between West McKinley and West Olive Avenues along the North Bryan Avenue alignment, in Section 33, Township 13 South, Range 19 East, Mount Diablo Base & Meridian, in the unincorporated portion of the City of Fresno's Sphere of Influence in the County of Fresno

Project Location (include County)

Project Description: Rezone No. R-05-104 redesignates 96.3 acres of this overall property from RR (*Rural Residential*, Fresno County zoning) to R-1/UGM (*Single-Family Residential District/Urban Growth Management Area*); and 9± acres from RR to O/UGM (*Open Conservation District/UGM Area*), consistent with the assigned and underlying medium density residential and open space land use designations and policies of the 2025 Fresno General Plan and West Area Community Plan. Vesting Tentative Tract Map 5633/UGM subdivides this property into up to 461 single-family residential lots and seven outlots for open space, pedestrian, and recreational uses (including a 7.5± acre neighborhood park on the northeast corner of Olive and Bryan Avenues), with concomitant grading and installation of related urban service infrastructure such as frontage improvements and center section extensions on West McKinley North Bryan, and West Olive Avenues, on- and off-site installation of water and sewer utility facilities, and traffic signal improvements for major street intersections on McKinley Avenue east of the project vicinity. The project includes cancellation of Agricultural Land Conservation Contracts (ALCCs) Nos. 1298 and 2956 and partial cancellation of ALCC No. 845, approved by the Fresno County Board of Supervisors on January 9, 2007. It also includes annexation of this property to the City of Fresno, and its detachment from the Kings River Conservation District and the North Central Fire Protection District, prior to issuance of construction permits or approval of a Final Tract Map (annexation is under the jurisdiction of the Fresno County Local Agency Formation Commission).

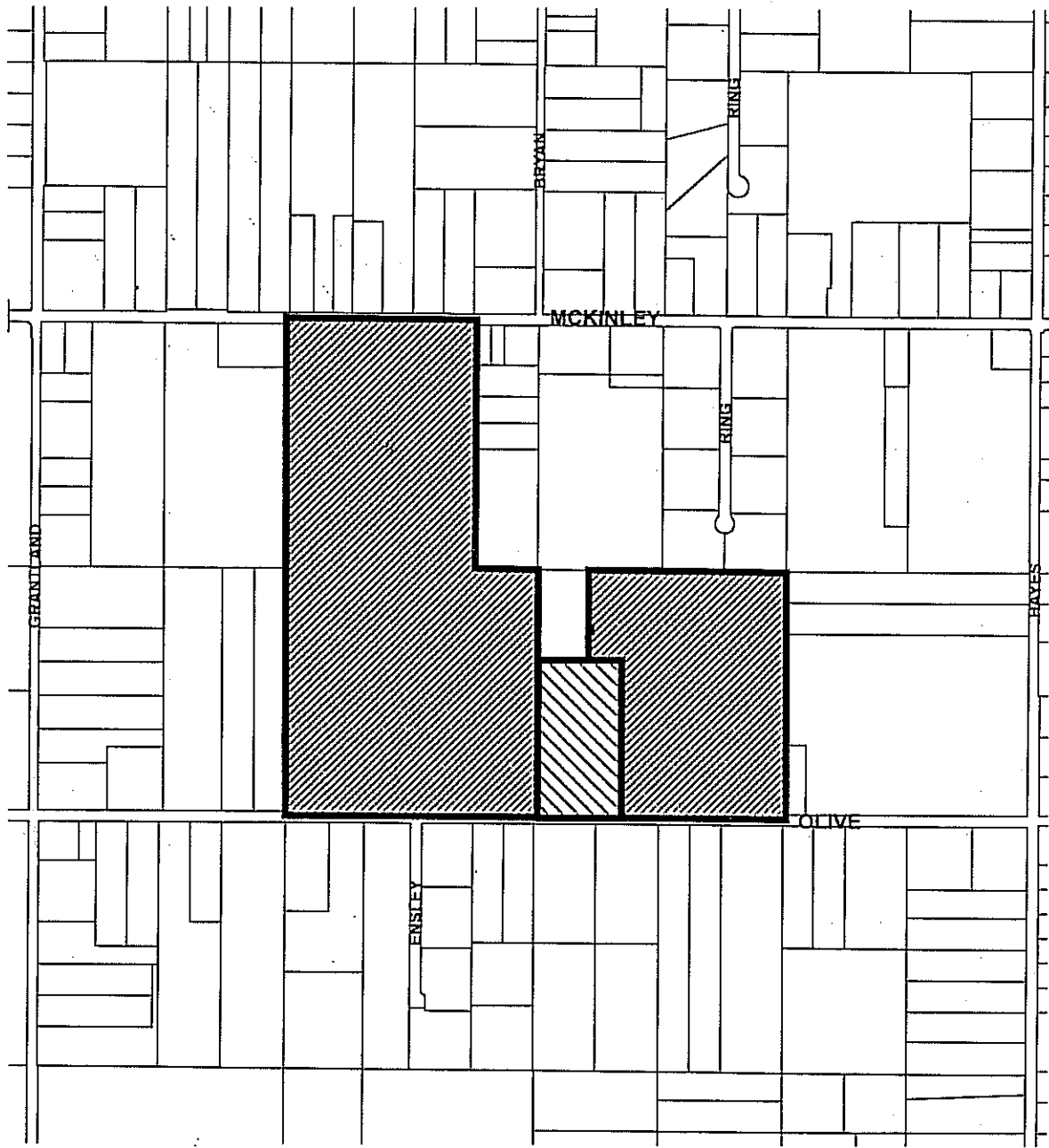
This is to advise that the Council of the City of Fresno, the Lead Agency, has approved the above-described project on March 6, 2007 and has made the following determinations regarding this project:

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A determination of project conformity to the 2025 Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. 10130 / SCH No. 2001071097) was made.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (was was not) adopted for this project.
5. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the above-described Finding of Conformity with comments and responses and record of project approval is available to the general public at the City of Fresno Planning & Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

[Signature]
Darrell Unruh
Planning Manager, City of Fresno3/08/07
DateAttachments: Project Vicinity Map
Environmental Assessment No. R-05-104/T-5633 Finding of Conformity with MEIR 10130 /
SCH No. 2001071097 prepared for the 2025 Fresno General Plan, and MEIR mitigation checklist

E200710000116



LEGEND



Rezone RR to R-1/UGM



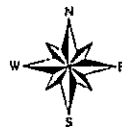
Rezone RR to O/UGM

VICINITY MAP

REZONE APPLICATION NO. R-05-104
 VESTING TENTATIVE TRACT MAP 5633/UGM

6689 W. MCKINLEY AVE., 6612 W. OLIVE AVE.,
 6328 W. OLIVE AVE.

**PLANNING & DEVELOPMENT
 DEPARTMENT**



NOT TO SCALE

A.P.N.: 312-030-87, 24, 39

ZONE MAP: 2243

BY/DATE: D.N. / 8-30-06

**CITY OF FRESNO ENVIRONMENTAL ASSESSMENT
FINDING OF CONFORMITY / MEIR NO. 10130**

RECEIVED

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act) the project described below is determined to be within the scope of Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan. Initial study is on file in the Planning and Development Department, City Hall, 2600 Fresno Street, Fresno, California 93721 (559) 621-8277

2006 AUG 30 PM 4:19
RECEIVED FOR FILING
CITY CLERK, FRESNO CA

Applicants:

New Urban Strategies, L.L.C (subdivider)
1241 Lerma Lane, Gilroy, CA 95020

George Nagata Trust (owner)
6612 W. Olive Ave., Fresno, CA 93722

Charles V. & Ellen E. Plann, Trustees (owner)
6328 W. Olive Ave., Fresno, CA 93722

Jean Wagenleitner (owner)
6689 W. McKinley Ave., Fresno, CA 93722

Initial Study Prepared By:

Sandra Brock, Planner

August 30, 2006

RECEIVED
2006 AUG 30 PM 4:19
CITY CLERK, FRESNO CA

Environmental Assessment Number:

R-05-104/T-5633

Project Location (including Assessor's Parcel Numbers):

6689 West McKinley Avenue (APN 312-030-87),
6612 West Olive Avenue (APN 312-030-24) and
6328 W. Olive Avenue (APN 312-030-39),
located between West McKinley and West Olive Avenues at
the North Bryan Avenue alignment, in the unincorporated
portion of the City of Fresno Sphere of Influence

Project Description:

Rezone Application No. R-05-104 seeks to rezone 98.8± acres of the subject property from the RR (*Rural Residential*, Fresno County) zone district to the City's R-1/UGM (*Single Family Residential District/Urban Growth Management Area*) zone district, pursuant to the medium density residential land use and underlying land use of the subject property in the 2025 Fresno General Plan and West Area Community Plan. Rezone Application No. R-05-104 also seeks to rezone 7.5± acres of this property, an area located at the northeast corner of West Olive Avenue and the North Bryan Avenue alignment (currently part of APN 312-030-39), from the RR (*Rural Residential*, Fresno County) zone district to the City's O/UGM (*Open Space, Urban Growth Management Area*) zone district.

Vesting Tentative Tract Map Application No. T-5633/UGM seeks to divide the subject property into 461 single-family residential lots and seven outlots for open space, recreational, and pedestrian uses, including a 7.5±-acre neighborhood park site. The tract map will also provide for installation of related urban service infrastructure.

As part of this project, it is required that Fresno County approve findings to cancel Agricultural Land Conservation Contracts Nos. 845, 1298, and 2956 pursuant to Revision of Land Conservation Contract applications Nos. 804, 805, and 808.

This proposed project is in the unincorporated portion of the City of Fresno's Sphere of Influence and requires annexation to the City of Fresno, and detachment from the North Central Fire Protection District and the Kings River Conservation District, prior to development; these actions are under the jurisdiction of the Fresno County Local Agency Formation Commission.

Conformance to Master Environmental Impact Report (MEIR NO. 10130):

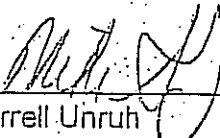
The Planning and Development Department staff has prepared an initial study and environmental checklist and evaluated the requested vesting tentative tract map in accordance with the land use and environmental policies and provisions of the 2025 Fresno General Plan and the related Master Environmental Impact Report (MEIR) No. 10130. The subject property is proposed to be rezoned for single-family development and open space uses, to be developed with housing, a neighborhood park, and related infrastructure at an intensity and scale that is permitted by the planned land uses of the site.

The 2025 Fresno General Plan and the West Area Community Plan designate this property for medium density residential uses (allowing a range of 4.99 to 10.37 dwelling units per acre); for public facility/elementary school (with an underlying land use designation for medium density residential uses); and for open space/neighborhood park use. The proposed rezone and vesting tentative tract map will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted planned land use designations. After dedication of right-of-way for the abutting major streets (West McKinley Avenue, West Olive Avenue, and North Bryan Avenue), and after rezoning 7.5± acres of the subject property for neighborhood park use, the remaining 92.6 net acres of the subject property will be subdivided for residential use at a density of 4.98 dwelling units per acre. Per Fresno Municipal Code Section 12-403-B-2-b(1), this density may be held consistent with the site's assigned medium density land use designation.

With imposition of tract map conditions regarding infrastructure construction, it is not expected that development of the property will adversely impact existing city service systems or the traffic circulation system that serves the subject site. These findings have been verified by the Public Works and Public Utilities Departments, pursuant to the traffic study prepared by Peters Engineering Group for Tentative Tracts 5632 and 5633 (City of Fresno TIS No. 05-055), dated July 14, 2006. All applicable mitigation measures of MEIR No. 10130 have been applied to the project necessary to ensure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15178(a).

Per Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, per the 2025 Fresno General Plan land use designations, include impacts associated with the medium density residential use designation specified for the subject property. The project does not change the land use approved for the subject property, and will not generate additional significant effects not previously identified by the MEIR and no new additional mitigation measures are required. Therefore, the project proposal is within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines.

Moreover, as lead agency for this project, the Planning and Development Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from MEIR No. 10130 shall apply to the project proposal as noted in the attached mitigation monitoring checklist. Public notice is being provided regarding staff's finding in a manner prescribed by this section of the Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).



Darrell Uhrh
Planning Manager, City of Fresno

8-30-06

Date

Finding of Conformity with MEIR No. 10130 Prepared for the 2025 Fresno General Plan

EA No. R-05-104/T-5633

August 30, 2006

Page 2

Attachments: Summary Environmental Impact Checklist for Environmental Assessment No. R-05-104/T-5633
Initial Study Narrative for Environmental Assessment No. R-05-104/T-5633
Mitigation Monitoring Checklist (MEIR No. 10130) for Environmental Assessment No. R-05-104/T-5633

ENVIRONMENTAL ASSESSMENT CHECKLIST

EA No. R-05-104/T-5633

Potential Environmental Effects

- 1.0 TOPOGRAPHIC, SOIL, GEOLOGIC
 - 1 1.1 Geologic hazards, unstable soil conditions
 - 1 1.2 Adverse change in topography or ground surface relief
 - 1 1.3 Destruction of unique geologic or physical features
 - 1 1.4 Increased water erosion
- 2.0 AIR QUALITY
 - 2 2.1 Generates substantial indirect source pollution
 - 1 2.2 Direct on-site pollution generation
 - 1 2.3 Generation of objectionable odors
 - 1 2.4 Generation of dust except during construction
 - 1 2.5 Adverse local climatic changes
- 3.0 WATER
 - 1 3.1 Insufficient groundwater for long-term project use
 - 1 3.2 Uses large quantities of ground water
 - 1 3.3 Wasteful use of water
 - 1 3.4 Pollution of surface water or groundwater supplies
 - 1 3.5 Reduces groundwater recharge
- 4.0 PLANT LIFE
 - 1 4.1 Reduces numbers of any rare/unique/ endangered species
 - 1 4.2 Reduction in acreage of agricultural crop
 - 2 4.3 Premature or unnecessary conversion of prime agricultural land
- 5.0 ANIMAL LIFE
 - 1 5.1 Reduces numbers of any rare/unique/ endangered species
 - 1 5.2 Deterioration/displacement of valuable habitat
- 6.0 HUMAN HEALTH/SAFETY--Potential for causing injury//illnesses
- 7.0 NOISE
 - 1 7.1 Increases existing noise levels
 - 1 7.2 Increases exposure to high noise levels
- 8.0 LIGHT AND GLARE
 - 1 8.1 Production of glare, which will adversely affect residential areas
 - 1 8.2 Exposure of residences to high levels of glare
- 9.0 LAND USE
 - 1 9.1 Incompatible with adopted plans and policies
 - 1 9.2 Accelerates growth rate
 - 1 9.3 Induces unplanned growth
 - 1 9.4 Causes adverse change in existing or planned area characteristics
- 10.0 TRANSPORTATION AND CIRCULATION
 - 1 10.1 Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system
 - 2 10.2 Cumulative increase in traffic on a major street for which capacity deficiencies are projected
 - 1 10.3 Specific traffic hazard to motorists, bicyclists, or pedestrians
 - 1 10.4 Routes non-residential traffic through residential area
 - 1 10.5 Insufficient or poorly located parking
 - 1 10.6 Substantial increase in rail and/or air traffic
- 11.0 URBAN SERVICES
 - 2 11.1 Availability of fire protection
 - 1 11.2 Lack of emergency vehicle access
 - 1 11.3 Adequacy of design for crime prevention
 - 1 11.4 Overcrowding of school facilities
 - 1 11.5 Availability of water mains of adequate size
 - 1 11.6 Availability of sewer line and treatment capacity
 - 1 11.7 Availability of storm water drainage facilities (on or off-site)
 - 1 11.8 Availability of adequate park and recreation areas
 - 1 11.9 Unusually high solid waste generation

- 1 12.0 HAZARDS
 - 1 12.1 Risk of explosion or release of hazardous substances
 - 1 12.2 Site subject to flooding
 - 1 12.3 Adverse change in course of flow of flood waters
 - 1 12.4 Potential hazards from aircraft accidents
 - 1 12.5 Potential hazards from landfill and/or toxic waste sites
- 13.0 AESTHETICS
 - 1 13.1 Obstructs public/ scenic vista or view
 - 1 13.2 Creates aesthetically offensive conditions
 - 1 13.3 Removes street trees or other valuable vegetation
 - 1 13.4 Architecturally incompatible with surrounding area
- 14.0 CULTURAL/PALEONTOLOGICAL
 - 1 14.1 Removal of historic building, or disruption of archaeological site
 - 1 14.2 Construction or use activity incompatible with adjacent historic site
- 15.0 ENERGY
 - 1 15.1 Uses substantial amounts of fuel or energy
 - 1 15.2 Substantial increase in demand upon existing sources of energy
 - 1 15.3 Wasteful use of energy

Explanation of Ratings

"0" Insufficient Information

Insufficient information is available for this category and project to determine the potential environmental effects which may result from the proposed project.

"1" No Significant Environmental Effect

In this category, the proposed project will not have an adverse environmental effect, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the project under consideration.

"2" Moderate Environmental Effect

In this category, the proposed project could have an adverse environmental effect which is of sufficient magnitude to be of some concern. However, this effect is not substantial enough in itself to require preparation of an Environmental Impact Report, and is mitigable through project changes and conditions.

"3" Significantly Adverse Environmental Effect

The environmental effect identified in this category substantiates in itself, or contributes toward, a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

**MITIGATION MEASURE CHECKLIST FOR
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Project/EA No. R-05-104/T-5633

Date: August 30, 2006

Following is the mitigation monitoring checklist from MEIR No. 10130 as applied to the above noted Project Environmental Assessment as required by City Council Resolution No. 2002-378 and Exhibit "E", thereof, adopted on November 19, 2002, certifying the MEIR for the 2025 Fresno General Plan Update.

KEY
A – Incorporated into Project D – Responsible Agency Contacted
B – Mitigated E – Part of City-Wide Program
C – Mitigation in Progress F – Not Applicable

NOTE: Letters B-Q in mitigation measures refer to the respective section of Chapter V of MEIR No. 10130

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
B-1. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an Average Daily Traffic (ADT) level of service (LOS) D or better in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.				X		
B-2. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS E in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		X
B-3. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.				X		X

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>B-4. For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <p>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</p> <p>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		
<p>B-5. Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		
<p>B-6. New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.</p>	Prior to approval or prior to funding of major street project.	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X			X		
<p>B-7. Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.</p>	Ongoing	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X				X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
C-1. In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs. a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals. b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements. c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations. d. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.	Ongoing	Planning and Development Department	X			X	X	
C-2. The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as: a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions. b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit. c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible. d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.	Ongoing	Fresno Area Express				X	X	
C-3. The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.	Ongoing	Various city departments				X	X	
D-1. The City shall monitor impacts of land use changes and development project proposals on metropolitan water supply facilities and the groundwater aquifer.	Ongoing	Dept of Public Utilities and Planning and Development Dept				X	X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Department of Public Utilities and Planning and Development Department	X				X	
D-3. The City shall implement the Fresno Metropolitan Water Resources Management Plan and update this plan as necessary to ensure the cost-effectiveness use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities	X				X	
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban storm water pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department	X			X	X	
D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods.	Ongoing	Planning and Development Department						X
D-6. The city shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Construction in this area from being damaged by the intensity of flooding in the riverbottom; and, b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and, c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Planning and Development Department						X
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Planning and Development Department						X
D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management of all sources of water available to the planning area which is periodically updated to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development.	Ongoing	Department of Public Utilities					X	
D-9. If the City is unable to renew its 60,000-acre foot USBR water supply contract due to the city's Charter meter prohibition, replacement water supplies and/or conservation measures of equal benefit shall be secured.	Ongoing	Department of Public Utilities			X		X	
D-10. The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities			X		X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
E-1. The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.	Ongoing	Planning and Development Department	X				X	
E-2. To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.	Ongoing	Planning and Development Department	X				X	
E-3. The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	Ongoing	Planning and Development Department	X				X	
E-4. Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered: a. Including a buffer zone of sufficient width between proposed residences and the agricultural use. b. Restricting the intensity of residential uses adjacent to agricultural lands. c. Informing residents about possible exposure to agricultural chemicals. d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences. e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.	Ongoing	Planning and Development Department	X					X
F-1. The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.	Ongoing	Dept. of Public Utilities and Planning and Development Department	X			X	X	
F-2. The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.	Ongoing	Dept. of Public Utilities					X	
F-2-a. The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.	Ongoing	Dept. of Public Utilities					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
F-3. The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Dept. of Public Utilities				X	X	
F-4. The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.	Ongoing/prior to approval of land use entitlement application	Dept. of Public Utilities and Planning and Development Department	X			X	X	
F-5. The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Dept. of Public Utilities	X			X	X	
G-1. Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.					X	
H-1. Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.	Ongoing/prior to construction	Parks and Recreation Dept./Planning and Development Dept.	X					X
I-1. Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X
I-2. Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall including siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
I-3. Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net loss of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-4. Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-5. Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-6. All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
J-1. If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures: a. Amending construction plans to avoid the resources. b. Setting aside sites containing these resources by deeding them into permanent conservation easements. c. Capping or covering these resources with a protective layer of soil before building on the sites. d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them. e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.	X				X	

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J-2. An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologists' recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	Ongoing/prior to submittal of land use entitlement application	Planning and Development Dept.	X				X	
J-3. If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Planning and Development Dept./ Historic Preservation Commission staff	X				X	
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff					X	
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.					X	
K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. <ul style="list-style-type: none"> • Site Planning. See Chapter V for more details. • Barriers. See Chapter V for more details. • Building Designs. See Chapter V for more details. 	Ongoing/upon submittal of land use entitlement application	Planning and Development Dept.	X				X	
K-3. The City shall continue to enforce the California Administrative Code, Title 24 Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.	Ongoing/prior to building permit issuance	Planning and Development Dept.					X	
L-1. Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.	Ongoing	Planning and Development Dept.	X				X	

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N-1. The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.	Ongoing	Planning and Development Dept.	X			X	X	
Q-1. The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.	Ongoing	Planning and Development Dept.					X	X